

Minutes
Planning Commission
Town of Wallingford VT.
20 April 2022
7:00 PM
Wallingford VT 05773

Members Present: Erika Berner (Chair), Tony Masuck, Kevin Mullin Lucy Thayer (alternate) and Jill Burkett (via phone).

Member(s) of the Public: PEGTV present to record meeting.

I. Chair to call meeting to order: Meeting called to order at 7:04PM

- **Additions / Deletions Agenda items:**
 - Item – Planning Commission Resignation / Vacancy
Alternate Lucy Thayer

II. Review and approval of minutes of March meeting:

K. Mullin made a motion to approve the Agenda with additions. T. Masuck seconded. Motion passed.

III. Zoning Administrator monthly report:

E. Berner reported that permits being issued has slowed down from the previous year. As of April only 10 permits have been issued. Last year at the same time 24 had been issued. More people are calling to inquire if permits are needed for different projects.

IV. Voter approval of Cannabis ballot – Zoning Regulations (current and proposed):

E. Berner reported to the Select Board as discussed in the Planning Commission meeting in March. The Select Board will take the report under advisement.

J. Burkett asked if there were any questions. E. Berner replied on question on the process, especially in terms of the proposed draft Zoning. She told the Select Board that if the Voters approved to change the wording of the current Zoning Regulations to allow Cannabis sales, would it carry through to the proposed Zoning Regulations. She assured the Select Board that it would.

E. Berner then suggested to the Planning Commissioners, that it might affect sending the Zoning draft forward since the draft would contain language prohibiting Cannabis sales. Discussion followed.

V. Proposed Zoning Regulations:

T. Masuck: Solar Landscaping: Discussion followed concerning the draft the T. Masuck had send previous to the meeting. (Attached to minutes). T. Masuck reviewed and drew from regulations sent to him by Barbara-Noyce Pulling from three Vermont towns.

K. Mullin referenced page two of the handout, asking about enforcement of violations. L. Thayer added that the State has enforcement powers. Discussion followed. K. Mullin made a motion to table discussion for next month with proviso to vote on proposed landscaping wording. T. Masuck seconded. Motion Passed. T. Masuck will send Barbara Noyce Pulling proposed draft for input from the RRPC. L. Thayer will research the diameter of the types of trees discussed.

E. Berner: Air BnB regulations in Vermont: E. Berner asked item to be tabled for another month. T. Masuck mentioned the State Legislature was looking into regulating Air BnBs. A short discussion followed and item tabled until May.

K. Mullin: Livestock proposal: K. Mullin explained how he arrived at the draft – by researching surrounding towns, etc. Discussion following concerning if animals needed to be listed and terms like “domesticated fowl,” etc. E. Berner asked if looking at only fowl or livestock. J. Burkett suggested listing types of animals that would be allowed. K. Mullin will add a section concerning “large livestock.”

E. Berner asked how the number of chickens was decided. K. Mullin replied the surrounding towns seemed to use that number with no roosters.

E. Berner asked if the Villages proper needed to be defined or should it be restated in the proposed livestock. The Commission agreed to discuss “village proper” within the section. E. Berner explained the term ‘village proper’ seems to follow the fire districts. L. Thayer asked what are the village proper. E. Berner explained the PC was using the Historic Register’s maps.

K. Mullin pointed out that the State Statutes do define livestock and exotic animals.

Discussion followed concerning the slaughtering of animals. L. Thayer asked about the Forest and Recreational Zone. – Why the restriction of the number of chickens and roosters. Discussion followed.

T. Masuck motioned to table for May. K. Mullin seconded K. Mullin will rework draft and present in May. Motion passed.

VI. Resignation from Planning Commission

E. Berner explained that Bill Brooks has resigned from the Planning Commission. L. Thayer as an alternate has applied for the position.

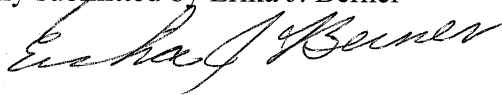
VII. Comments from public: None

VIII. Schedule next meeting: 11 May 2022

IX. Adjourn:

K. Mullin made a motion to adjourn the meeting. J. Burkett seconded. Motioned was Approved. Meeting was adjourned 19:50 hrs. (7:50 PM)

Respectfully submitted by Erika J. Berner

A handwritten signature in cursive script, appearing to read "Erika J. Berner", written in dark ink.